

ATTACHMENT 4

CVSP Building Typologies

- 1) **Workplace Development:** CVSP is divided into ten land use typologies ranging from one to 20 stories in height, with setbacks ranging from zero to 20 feet. Parking would be provided both on-site and in off-site District shared parking structures.
 - a) **W1 Typology (FAR=0.39)** is the largest Workplace based on acreage (approximately 200 acres) and includes four-story buildings approximately 50 feet in height, with all on-site surface parking. This typology provides approximately 11,860 jobs and one parking space per job, and is located in both the northern and southern portions of the development area.
 - b) **W2 Typology (FAR=1.4)** includes seven-story buildings approximately 85 feet tall, with four level on-site structured parking. Approximately 10 acres and 2,120 jobs would be included in this typology, which is located in the northern portion of the development area. Parking would be provided at a ratio of 0.66 spaces per job.
 - c) **W3 Typology (FAR=0.32)** includes two-story buildings approximately 25 feet in height with all on-site surface parking provided at a ratio of one space per job. Approximately seven acres and 365 jobs would be included in this typology, which would be located primarily in the northern portion of the development area.
 - d) **W4 Typology (FAR=0.24)** includes one-story buildings approximately 20 feet tall with all on-site surface parking provided at a ratio of one space per job. Approximately nine acres and 345 jobs would be included in this typology, which is located primarily within the northern portion of the development area.
 - e) **W5 Typology (FAR=1.04)** includes four-story buildings approximately 65 feet tall with four-story on-site structured parking to be provided at a ratio 0.66 spaces per job. Approximately 145 acres and 22,770 jobs, which is the greatest number of jobs in any Workplace typology, are included in this typology. This typology is located throughout the development area.
 - f) **W6 Typology (FAR=8.5)** includes 20-story buildings approximately 240 feet tall with off-site District shared parking structures provided at a rate of 0.66 spaces per job. Approximately two acres and 3,220 jobs are included in this typology, which would be located primarily in the central portion of the development area near the “Town Center” area.

- g) **W7 Typology (FAR=1.75)** includes four-story buildings approximately 50 feet tall with off-site District shared parking provided at a rate of 0.66 spaces per job. Approximately four acres and 1,160 jobs are included in this typology, which is located in the southern portion of the development area.
 - h) **W8 Typology (FAR=3.0)** includes seven-story buildings approximately 85 feet tall with off-site District shared parking provided at a rate of 0.66 spaces per job. Approximately one acre and 285 jobs are included in this typology, which is located in the southerly portion of the development area.
 - i) **W9 Typology (FAR=0.3)** includes one-story buildings approximately 20 feet tall with all on-site surface parking to be provided at a rate of one space per job. This typology would provide 65 jobs (the smallest number of jobs in any one typology) on two acres in the northern portion of the development area.
 - j) **W10 Typology (FAR=0.2)** is intended for small scale assembly and manufacturing uses and includes one-story buildings approximately 20 feet tall with on-site surface parking to be provided at a rate of 0.6 spaces per job. These are not intended to be “stand-alone” uses, but would be conducted in association with other industrial uses. The typology would provide approximately 820 jobs on 12 acres in the northern portion of the development area. In the northeastern portion of the development area (near the Metcalf Energy Center), this typology would include corporation yards associated with public/quasi-public uses, such as a City of San Jose maintenance yard, school district bus yard, etc. In the northwesterly portion of the development area (near the existing IBM facility), uses would include biotechnology type uses that would be considered less compatible with residential development. These biotech uses generally require a separation from residential uses of at least 1,000 feet due to the use and storage of hazardous materials.
- 2) **Residential Development:** CVSP is divided into nine typologies of density ranging from 5 to 100+ dwelling units per acre with setbacks ranging from zero to 25 feet. All parking for residential uses would be provided on-site. At least 20 percent of the dwelling units would be deed-restricted, below market rate units, spread throughout the development area.
- a) **R1 Typology** is the densest typology allowing gross densities of up to 100 dwelling units per acre with buildings reaching 22 stories and approximately 265 feet tall. Approximately four acres are designated for this typology and all of which are located adjacent to the central focal lake (the “lake”) in the central portion of the development area. Parking would

be provided at a rate of no less than 1.5 spaces per dwelling unit. This typology is expected to yield a total of 370 dwellings.

- b) **R2 Typology** consists of mid-rise (approximately nine stories) buildings approximately 110 feet tall with a density of 75 dwelling units per acre. Approximately sixteen acres are included in this typology, which is expected to yield approximately 1,180 dwellings. Parking would be provided at a rate of no less than 1.5 spaces per dwelling unit.
- c) **R3 Typology** consists of buildings up to approximately 60 feet tall, with a density of 45 dwelling units to the acre. Structured parking would be used to shield residential uses from noise sources including major roadways and the railroad. This typology includes approximately 85 acres, primarily within the northern portion of the development area, and is expected to yield approximately 3,900 dwellings. Parking would be provided at a rate of no less than 1.5 spaces per dwelling unit.
- d) **R4 Typology** consists of buildings approximately 35 feet tall, with a density of 30 dwelling units to the acre. This typology includes approximately 120 acres and is expected to yield approximately 3,500 dwellings, spread throughout the development area. Parking would be provided at a rate of no less than 1.5 spaces per dwelling unit. These units are the most affordable units in the Plan.
- e) **R5 Typology** consists of three-story buildings up to 35 feet tall, with a density of 22 dwelling units to the acre. This typology includes approximately 320 acres and would yield approximately 7,000 dwellings, which is the largest Residential typology in the development area. Parking would be provided at a rate of no less than two spaces per dwelling unit.
- f) **R6 Typology** (Single Family Detached at Five Dwelling Units per Acre) includes approximately 70 acres and is located in the southern and western portions of the development area to provide a transitional buffer between the proposed development and the existing large-lot single-family units in the development area and the Greenbelt. The plan includes fewer than 400 units at the five DU/AC density and these units would be located immediately adjacent to the existing large-lot single-family units in the development area. Parking would be provided at a rate of no less than two spaces per dwelling unit.
- g) **R7 Typology** (Single Family Detached at 14 Dwelling Units per Acre) consists of approximately 225 acres and would yield approximately 3,140 three-story cluster homes spread throughout the development area. Parking would be provided at a rate of no less than two spaces per dwelling unit.

- h) **R8 Typology** (Single Family Detached at 12 Dwelling Units per Acre) consists of approximately 125 acres and would yield approximately 1,500 two- and three-story cluster or patio homes, located primarily in the central and southern portions of the development area. Parking would be provided at a rate of no less than two spaces per dwelling unit.
 - i) **R9 Typology** (Single Family Detached at 10 Dwelling Units per Acre) consists of approximately 180 acres and would yield approximately 1,780 two-story homes, located primarily in the southern portion of the development area. Parking would be provided at a rate of no less than two spaces per dwelling unit.
- 3) **Mixed Use Development:** CVSP includes a total of over 10 million square feet of Mixed Use development to include Workplace, approximately 4,000 Residential units, and Retail development. Mixed Use development is divided into nine typologies, four of which contain retail uses. Parking would be provided on-site, in District shared parking structures, and on-street parking. There would be no minimum development setbacks in the Mixed Use typology.
- a) **M1 Typology** (Live Work/Loft at FAR=1.4) includes six-story buildings approximately 75 feet in height. Approximately nine acres, primarily within the northern portion of the development area is designated for this typology. Parking for jobs would be provided off-site in District shared structures, while residential parking would be provided on site.
 - b) **M2 Typology** includes 22-story buildings up to 265 feet tall with 18 stories of residential uses above four stories of office uses and an FAR of 3.6. This typology would have on-site structured parking for the residential uses and off-site District shared parking for the office uses. Approximately three acres of development are within this typology.
 - c) **M3 Typology** (Live Work/Loft at FAR=1.75) includes six-story buildings approximately 75 feet tall with surface parking for jobs and parking for residential units within the buildings. Approximately two acres of the development area are designated for this typology.
 - d) **M4 Typology** (Three Floors Office over Regional Commercial at FAR=1.73) is designated for approximately 34 acres within the development area and provides the greatest number of jobs within the Mixed Use typology. This typology does not include any residential uses. Building heights would be up to 40 feet tall and all parking would be within District shared parking.

- e) **M5 Typology** (The Three Floors Office over Local Commercial at FAR=0.4) is designated for approximately 15 acres within the northern, central, and southeastern portions of the development area and does not include any residential uses. Building heights would be up to 40 feet tall and all parking would be provided on-street and on-site in surface lots.
 - f) **M6 Typology** (Three Floors Residential over Regional Commercial) is designated for approximately 32 acres primarily within the northern portion of the development area. Based on square footage, this typology is the largest within the Mixed Use designation, and does not include any office uses. Building heights would be approximately 40 feet tall and parking for residential uses would be provided within the buildings, while parking for commercial uses would be in District shared parking structures.
 - g) **M7 Typology** (Three Floors Residential over Local Commercial) is designated for 20 acres within the eastern portion of the development area. This typology does not include office uses. Building heights would be 40 feet tall and parking for residential uses would be provided within the buildings, while parking for commercial uses would be on-site in surface parking lots and on the surrounding streets.
 - h) **M8 Typology** (Three Floors Residential over Optional Office) is designated for 38 acres primarily within the southern, southeastern, and central portions of the development area. Residential parking would be provided within the buildings, while parking for the optional office uses would be provided on-street parking. Building heights would be approximately 40 feet tall.
 - i) **M9 Typology** (Two Floors Residential over Optional Office) is designated for approximately eight acres primarily within the central portion of the development area. Building heights within this typology would be approximately 30 feet tall. Residential parking would be provided within the buildings, while office parking would be on-street parking.
- 4) **Retail Development:** CVSP includes a total of approximately 1.6 million square feet of Regional and Local Retail uses, occupying a total of approximately 34 acres. The Retail includes approximately 202,500 square feet of stand-alone restaurant, general retail, personal service, apparel, movie theater uses primarily in the “Town Center” area around the central focal lake. Regional retail is expected to draw customers from inside and outside of the valley. Local Retail includes approximately 317,100 square feet of stand alone supermarket, gas station, restaurant, general retail, personal service, apparel, and movie theater uses located primarily in the central and northern portions of the development area. These uses would primarily serve Coyote Valley residents. Parking for these two typologies would be provided primarily

in District shared structures. An additional approximately one million square feet of Regional and Local Retail uses would be included within the Mixed Use designation. The retail uses within the Mixed Use designation would be provided in the ground floors of both office and residential buildings. Parking for retail uses would be provided in District shared structures, on-site surface lots, and on-street.

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